

Public Workshop Notes  
Town Hill Mini-Plan  
June 25, 2008  
Town Hill VIS

1. The cost of infrastructure improvements must be considered during the planning process. How much are residents willing to pay in taxes to implement a plan? And how were the growth areas on the Future Land Use map determined? The growth area around Town Hill should be expanded.
2. With the new playground in Town Hill new transportation considerations need to be evaluated. For instance, most people must drive to the playground even if they live within walking distance because of dangerous traffic around the Town Hill intersection. Residents should be able to walk around the downtown area.
3. The Island Explorer does not come to Town Hill as a routine stop. The Island Explorer Bus seems to neglect Town Hill. There is a need to connect with the company about its route through Town Hill.
4. The speed of traffic through the Town Hill intersection area is too fast. It is dangerous for pedestrians and crosswalks would help to reduce speed. Can the speed of the section through the center of Town Hill be reduced and if so how does this happen? Is it wise to consider rear access to places in Town Hill like the new playground? Would this help to take the traffic pressure off of Route 102 and alleviate some of the danger?
5. The intersection in Town Hill needs attention. Would Jersey barriers help to better align the traffic and improve safety? The lack of sidewalks in downtown Town Hill is a problem. There is a need for sidewalks because right now people are walking in the road.
6. The traffic problems at the head of the island contribute to problems in Town Hill by increasing Crooked Road trips. It can also contribute to vehicles speeding through Town Hill.
7. There is wireless internet access provided by the town in the village of Bar Harbor but not out in Town Hill.
8. Access to the water is important. Private landowners on both sides of publicly owned rights-of-way let vegetation grow up causing them to become harder to access. It is difficult to turn around on them too.
9. Planned Unit Developments **are appropriate where infrastructure already exists to support that type of development.**
10. Trails are an important part of Town Hill.

10. There are not enough phone numbers for Town Hill and at times the phone service is inadequate. It is important to watch the electric capacity of Bangor-Hydro too.

11. There is not enough implementation of planning efforts. Issues are talked about and plans are made but nothing seems to ever get done.

12. The water capacity in Town Hill is a concern as development increases in the area. Residents need to be assured that there will be enough water in the future.

13. It is important to know exactly what the borders of Town Hill are. One description of its boundaries includes Red Rock Corner to Kitteredge Brook Road and parts of Knox Road. Nowhere are the borders of Town Hill clearly defined so different people may have different ideas for what is needed in Town Hill.

14. Residences should be setback from traffic along Route 102. And it is important to determine how much mixed-use development is appropriate for the village area. Does development along the business corridor create a strip development village and is that part of the character of the community?

15. If the town cannot do anything about Route 102 because it is a state road then it should do something about the roads it owns. This includes rebuilding parts of Crooked Road and Knox Road that are too bumpy.

16. A light-industrial park is needed in Town Hill to help with economic development.

17. There should be restrictions on the types of trucks that are allowed to use Crooked Road as a bypass to downtown Bar Harbor. Tour buses also use both Crooked and Knox Road and they can be noisy and slow.

18. There needs to be bike shoulders on the Crooked Road because it is dangerous.

19. Signs at the intersection of the Crooked Road and Rout 102 block views of oncoming traffic and add to the danger of the intersection.

20. A Town Hill Business District "Lite" version is a possibility where uses, setbacks and industrial uses are controlled. It's important for setbacks not to be too close. Good examples of businesses that work for the Town Hill area include the Mohr, Shaw and dentist buildings but parking should be in the rear. Sidewalks along Route 102 would be an important part of Town Hill Business "Lite" area.

21. There are currently a lot of auto garages in Town Hill.

22. A green strip in the front of buildings in the setback space is desirable.

23. Unless the traffic is dealt with a village may not happen. But more businesses in the area will create more cars so this is a critical part of developing a village. If you cannot walk safely in the Town Hill village area can it be called a village?
24. Studying the groundwater resources in Town Hill is important. The Stratex report by Lissa Robinson should be used as a model for future groundwater studies. The stormwater impacts of increased business development should also be analyzed closely.
25. Open space and viewsheds are an important part of Town Hill.
26. A close look at the historic buildings in Town Hill is needed.
27. The zoning considerations from the head of the island are important because a buffer is needed from the strip development along the corridor leading to Trenton. A residential corridor may be more appropriate. Home occupations are regulated too much.
28. The quality of the water should dictate development decisions.
29. As Bar Harbor continues to grow and the downtown area is saturated more businesses may locate in Town Hill. There is a chance of new businesses filling in the gaps along Route 102.
30. The dimensional controls in the business district zone should be reduced.
31. How much business is appropriate in Town Hill? What kinds of businesses are most appropriate to encourage? A market and demographic analysis of the Town Hill area should be done.
32. Cluster the business area in Town Hill with possible access other than from Route 102. It is not always necessary to have frontage on 102. Businesses that serve residents should be encouraged.
33. The aesthetics of Town Hill are important but should the town control such a subjective matter? What would be reviewed? What are the parameters?
34. Shore access for the public is very important. There used to be informal access to the water but that is no longer true. The town should upgrade and delineate ownership and acquire new access points. The town could accomplish this by purchasing land, placing a right-of-way to the water and then selling the lot.